

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-195

ORDER SUMMARILY DISMISSING THE CLOSED RECORD APPEAL OF
MEADOWOOD EAST RURAL CLUSTER SUBDIVISION, FILE NO. 22-104584 PSD

WHEREAS, on April 21, 2026, the Snohomish County Council received an appeal from the April 7, 2026, decision of the Snohomish County Hearing Examiner in the matter of Meadowood East Rural Cluster Subdivision, File No. 22-104584 PSD; and

WHEREAS, chapter 30.72 of the Snohomish County Code (SCC) establishes the procedures for appealing a Snohomish County Hearing Examiner decision to the County Council; and

WHEREAS, the appellant, Robinett Investment Company, LLC, previously sought reconsideration (Ex. N.2) of the Hearing Examiner's August 5, 2025, decision approving the preliminary rural cluster subdivision with conditions (Ex. N.1); and

WHEREAS, the appellant sought reconsideration of conditions C.28 and C.42 requiring the construction of an extension of 146th Avenue NE to the north to connect to existing right of way; and

WHEREAS, on October 30, 2025, the Hearing Examiner granted appellant's petition for reconsideration, vacated the August 5, 2025, decision, and remanded the application to the department of Planning and Development Services to re-evaluate the requirement to extend 146th Ave NE (Ex. O.1); and

WHEREAS, on April 7, 2026, the Hearing Examiner issued a Decision Conditionally Approving Rural Cluster Subdivision After Remand, eliminating the requirement to construct an extension of 146th Avenue NE to the north; and

WHEREAS, the Hearing Examiner's April 7, 2026, decision includes text stating that further petitions for reconsideration will not be considered because SCC 30.72.065(5) allows only one petition for reconsideration; and

WHEREAS, under SCC 30.72.070(2) if a petition for reconsideration is filed, issues subsequently raised by a petitioner for reconsideration on appeal to the County Council are limited to those issues raised in the petition for reconsideration; and

WHEREAS, in the present appeal the appellant appeals Conditions A.8, C.20, C.21, C.31, D.37, D.43, D.48, D.49, and D.50, which concern school impact fees, park and recreation impact fees, requirements related to fire sprinklers and fire flow, and the requirement to have tracts be owned by a homeowner's association and to have bylaws be recorded; and

WHEREAS, none of the issues raised in the present appeal were issues raised in the petition for reconsideration before the Hearing Examiner; and

WHEREAS, SCC 30.72.075 provides that the County Council may summarily dismiss an appeal in whole or in part without a hearing if it determines the appeal is beyond the scope of the Council's jurisdiction; and


WHEREAS, the County Council determines that it lacks jurisdiction to consider the issues raised in this appeal because they were not raised in the appellant's petition for reconsideration before the Hearing Examiner.

NOW, THEREFORE, ON MOTION:

The County Council dismisses in whole the appeal under SCC 30.72.075(1) because the appeal is beyond the scope of the County Council's jurisdiction under SCC 30.72.070(2).


DATED this 5th day of May 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council